



## Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, October 10, 2023 BZA Meeting

*Presented for approval: November 14, 2023*

The Westfield-Washington Township Board of Zoning Appeals  
met at 7:00 p.m. on Tuesday, October 10, 2023 at Westfield City Hall.

Active Links for this meeting:

[October 10, 2023 BZA Agenda & Exhibits](#)

[October 10, 2023 BZA YouTube Video](#)

### **OPENING OF MEETING**

[YouTube Time: 0:07](#)

#### **ROLL CALL**

**BZA Members Present In-Person:** Jeannine Fortier, Noble Hatfield, and Dave Schmitz.

**BZA Members Present Virtually:** None.

**BZA Members Absent:** Jeff Boller.

**BZA Member Resigning due to Council Seat Appointment:** Victor McCarty.

**City Staff Present:** Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner;  
and Ryan Collingwood, Associate Planner.

**City Staff Present Virtually:** None

**Legal Counsel Present Virtually:** Ashley Ulbricht with Taft Stettinius & Hollister LLP.

#### **APPROVAL OF MINUTES**

Fortier motioned to approve the September 12, 2023 Minutes.

Hatfield seconded. Motion passed. Vote 3-0.

#### **REVIEW RULES AND PROCEDURES**

Crabtree reviewed BZA rules and procedures.

### **ITEMS OF BUSINESS**

#### **2310-VU-11 [PUBLIC HEARING]**

[YouTube Time: 3:18](#)

##### **18 East State Road 32**

*Suffolk Properties, LLC by Joseph Lese*

The Petitioner requests a Variance of Use to permit indoor auto sales on 1.87 acres +/- in the EI: Enclosed Industrial District (Article 13.2).

*(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)*

Staff presentation / BZA questions / Staff & Petitioner responses.

Public Hearing for 2310-VU-11 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2310-VU-11 closed at 7:10 p.m.

Fortier motioned to approve 2310-VU-11 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2310-VU-11.

Fortier seconded. Motion passed. Vote 3-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

### **2310-VS-23 [PUBLIC HEARING]**

[YouTube Time: 12:44](#)

**1426 Midland Main Street**

*Estridge Development Management, LLC*

The Petitioner requests a Variance of Development Standard to permit a residential wall sign on 1.03 acres +/- in the Ackerson Farm PUD District.

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

Staff presentation / Petitioner presentation / BZA questions / Staff & Petitioner responses.

Public Hearing for 2310-VS-23 opened at 7:26 p.m.

- No public comments

Public Hearing for 2310-VS-23 closed at 7:29 p.m.

BZA questions / Petitioner responses.

Hatfield motioned to approve 2310-VS-23 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2310-VS-23.

Fortier seconded. Motion passed. Vote 3-0.

### **2310-VS-25 [PUBLIC HEARING]**

[YouTube Time: 32:08](#)

**1019 E 199<sup>th</sup> Street**

*Michelle & Samuel Kim by Land Development Services*

The Petitioner requests Variances of Development Standard to modify Minimum Lot Area and Minimum Lot Frontage standards for a legal, nonconforming Lot and to permit an Accessory Structure larger than the Principal Building on 2.07 acres +/- in the AG-SF1: Agricultural/Single-Family Rural District (Articles 4.2(C), 4.2(D), 6.1(B)(2), and 6.1(F).

(Planner: Ryan Collingwood – [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov))

Staff presentation / Petitioner presentation.

Public Hearing for 2310-VS-25 opened at 7:43 p.m.

- No public comments.
- Four submitted comments prior to the meeting.

Public Hearing for 2310-VS-25 closed at 7:46 p.m.

BZA questions / Petitioner responses.

Hatfield motioned to approve 2310-VS-25 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2310-VS-25.

Fortier seconded. Motion passed. Vote 3-0.

### **ITEMS CONTINUED TO A FUTURE MEETING**

*No Continued Items.*

### **REPORTS/COMMENTS:**

[YouTube Time: 49:07](#)

- Plan Commission Liaison
- Community Development Department

### **ADJOURNMENT**

Fortier motioned to adjourn the meeting. Hatfield seconded. Motion passed. Vote 3-0.

The meeting adjourned at 7:53 p.m.

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## Signature Page for BZA Minutes for October 10, 2023

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Chairperson  
Dave Schmitz

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Secretary  
Kevin M. Todd, AICP  
Director